



# TOWN OF MILLIS

Richard Nichols, *Chair*  
Nicole Riley, *Clerk*  
George Yered  
Bodha B. Raut Chhetry  
Alan Handel  
Joshua Guerrero, *Associate*

## OFFICE OF THE PLANNING BOARD

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March 21, 2022

To: Town Clerk, Town of Millis

From: Town of Millis Planning Board  
Richard Nichols, Chair

Millis Town Clerk  
Received

MAR 21 2022

Re: Public Hearing held Tuesday, March 15, 2022, at the Veterans Memorial Building, Room 229, to consider amending the Town of Millis Zoning By-Laws as follows:

The proposed amendments include:

### **ARTICLE – Associate Member to the Planning Board By-Law Amendment**

To see if the Town will vote to amend the Zoning By-Laws, as most recently amended, by amending the section identified herein as follows, or to take any other action related thereto.

By amending Section XII Administration and Enforcement, T. Associate Member to the Planning Board:

#### **From:**

“An associate Member to the Planning Board shall be appointed by the Board of Selectmen for a term of one year, such Associate Member to act on Special Permits.”

#### **To:**

“An Associate Member to the Planning Board shall be appointed by the Select Board for a term of one year, such Associate Member to act on Special Permits and Site Plans.”

and

### **ARTICLE – Section VI Area, Height, and Bulk Regulation By-Law Amendment**

To see if the Town will vote to amend the Zoning By-Laws, as most recently amended, by amending the section identified herein as follows, or to take any other action related thereto.

By amending Section VI Area, Height, and Bulk Regulation, Table 2: Area Regulations & Table 3: Height and Bulk Regulations, by adding the I-P-2 District to the I-P Column on each table. See below I-P-2 in bold:



**Table 2. Area Regulations**  
**Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)**  
**(Amended May 8, 2006) (Amended June 14, 2010)(Amended May 12, 2014)**

District	Use	Area (sq. ft.)	Base Density <sup>a</sup> (units per acre or FAR) (10)	Lot <sup>(2)</sup> Frontage (ft.)	Lot Depth (ft.)	Yards <sup>(3-7)</sup>		
						Front (ft.)	Side (ft.)	Rear <sup>11</sup> (ft.)
R-T	Any permitted principal structure or use	60,000		200	300	40	40	40
R-S	Any permitted principal structure or use	25,000		125	200	40	20	40
R-V	1-family dwelling	15,000		100	150	40	15	20
	2-family dwelling			125	150	40	15	20
	Multi-family dwellings	18,750		250	400	50	50	50
		217,800						
	5 acres (for developments of up to 22 dwelling units) Each dwelling unit thereafter 10,000							
R-V-C <sup>(12)</sup>	1-family dwelling	15,000	2.9	100	150	40	15	20
	2-family dwelling			125	150	40	15	20
	Multi-family dwellings	18,750	4.7	250	400	50	50	50
		217,800	5 acre minimum area and not to exceed 4 units/acre					
C-V	Any permitted principal structure or use	30,000	---	150	200	40	20	30
C-V-2 <sup>(12)</sup>	As-of-Right Development, Commercial	30,000	0.20 <sup>(10)</sup>	150	200	40	20	30
C-V/MCEOD Millis Center Economic Opportunity District	Mixed use development under Section XIII.P	30,000		120	25	Minimum 5 to Maximum 15	0 (zero)	25
I-P/I-P-2	Any permitted principal structure or use	43,560 (1 acre)		200	250	40	20	30
V-B	Any permitted structure or use	90,000		150	200	50	30	30

<sup>a</sup> Base density refers to the allowable density before any density bonus.



**Table 3. Height and Bulk Regulations**  
**(Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)**  
**(Amended May 8, 2006) (Amended June 14, 2010)(Amended May 12, 2014)**  
 (See notes)

District	Maximum Permitted Height (1) (ft.)	Maximum Permitted Height (stories)	Maximum Building Coverage of Lot <sup>(4)</sup> (covered area as percent of total lot area)	Minimum net floor area per unit for multi-family use or residential unit in mixed use (sq. ft.)
R-T	35	2 ½	20	
R-S	35	2 ½	25	
R-V	35	2 ½	35	500
R-V-C	35	2 ½ /3	35 <sup>(3)</sup>	500
C-V	30	2	50	Not Permitted
C-V-2	30/35	2/3	50 <sup>(3)</sup>	500
C-V/ MCEOD	35	2 ½	50	500
I-P/I-P-2	45	3	40	Not permitted
V-B	35	2 ½	50	Not permitted

After due notices having been published in the Milford Daily News, a newspaper of local circulation, under dates of February 24, 2022, and March 3, 2022, a public hearing was held on Tuesday, March 15, 2022, at 7:30 p.m.

Planning Board Members present: Richard Nichols, Chair  
 Nicole Riley, Clerk  
 George Yered  
 Alan Handel  
 Joshua Guerrero, Associate

Others present:

Mr. Richard Nichols summarized the proposed articles. The amendment to the **Associate Member to the Planning Board Bylaw** Article will allow the Associate Member to act not only on Special Permits, but Site Plan applications as well. This will allow the Planning Board to be more effective in its voting duties and with meeting quorum obligations.



The Article for the amendments to **Section VI Area, Height, and Bulk Regulation By-Law** to Tables 2 & 3 are needed to add the I-P-2 District to these tables. It appears that when the I-P-2 District was approved in 2008, Table 1 was updated, however, Tables 2 & 3 were inadvertently omitted. This amendment is a “housekeeping” issue to correct a clerical oversight.

There being no further discussion, on a motion made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, it was unanimously voted to close the public hearing on the proposed two articles at 7:35 p.m.

On a motion made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, it was voted unanimously to **recommend approval of the Associate Member to the Planning Board By-Law Amendment Article** as written above, for the May 2, 2022 Town Meeting.

On a motion made by Mr. Richard Nichols, seconded by Ms. Nicole Riley, it was voted unanimously to **recommend approval of the Section VI Area, Height, and Bulk Regulation By-Law Amendment Article** as written above, for the May 2, 2022 Town Meeting.

cc: Michael Guzinski, Town Administrator  
Select Board  
Finance Committee  
File